



Apt 3, 106 Bellwood Street, Shawlands G41 3ED

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Situation

Shawlands and its neighbouring suburbs, Strathbungo and Langside, offer a diverse range of amenities including shops, boutiques, supermarkets, restaurants, bars, gyms, and coffee shops, along with numerous recreational facilities. The area is also conveniently close to Queen's Park. Silverburn Shopping Centre, just a short drive away, provides an even wider selection of retail outlets, eateries, and supermarkets. For leisure enthusiasts, several golf courses such as Pollok and Haggs Castle Golf Clubs are nearby, as well as a choice of local health clubs.

Queen's Park, a stunning creation by Sir Robert Paxton, caters to all interests with its manicured lawns, sports and leisure facilities, boating pond, glasshouse, and panoramic views across Glasgow's city centre and towards the Campsie Hills and Ben Lomond.

Excellent transport links include the M77 and M8 motorways, providing easy access to Glasgow City Centre, Glasgow Airport, and the wider Central Scotland motorway network, as well as routes south to Ayrshire and Prestwick Airport via the Glasgow Southern Orbital. Regular train and bus services also connect the area to the city centre and East Kilbride.









Nicol Estate Agents Property Description

Bright and Modern Two Bedroom Apartment with Underground Parking

Seldom available, this bright and beautifully presented two-bedroom first floor apartment with allocated underground parking is ideally positioned within a sought-after pocket of Shawlands. The property enjoys a prime central location close to local amenities, shops, cafés, and excellent transport links along Kilmarnock Road.

The accommodation has been tastefully upgraded and offers well-proportioned living throughout:

- **Secure Entry:** Controlled door entry system leading to an illuminated and well-kept communal entrance with stair access to all levels.
- **Welcoming Hallway:** A spacious reception hallway providing storage and access to all apartments.
- **Bright Sitting/Dining Room:** Double doors open to a generous open-plan sitting and dining space with attractive, tree-lined views over Bellwood Street.
- **Modern Kitchen:** Rear-facing and well-appointed, refitted with a range of contemporary wall and floor units, complementary work surfaces, and enjoying aspects over the surrounding area.
- **Two Double Bedrooms:** Both well-proportioned, positioned to the rear with pleasant, elevated view over the surrounding streets. Bedroom one also has an ensuite shower room, with window to side. Both bedrooms benefit from fitted wardrobes.
- **Stylish Bathroom:** Modern three-piece suite with shower over bath, completes the accommodation.

The property further benefits from gas central heating, double glazing, secure entry, well-maintained communal areas, and attractive shared gardens.

Early viewing is highly recommended to appreciate the quality and convenience of this excellent home in one of Shawlands' most desirable locations.

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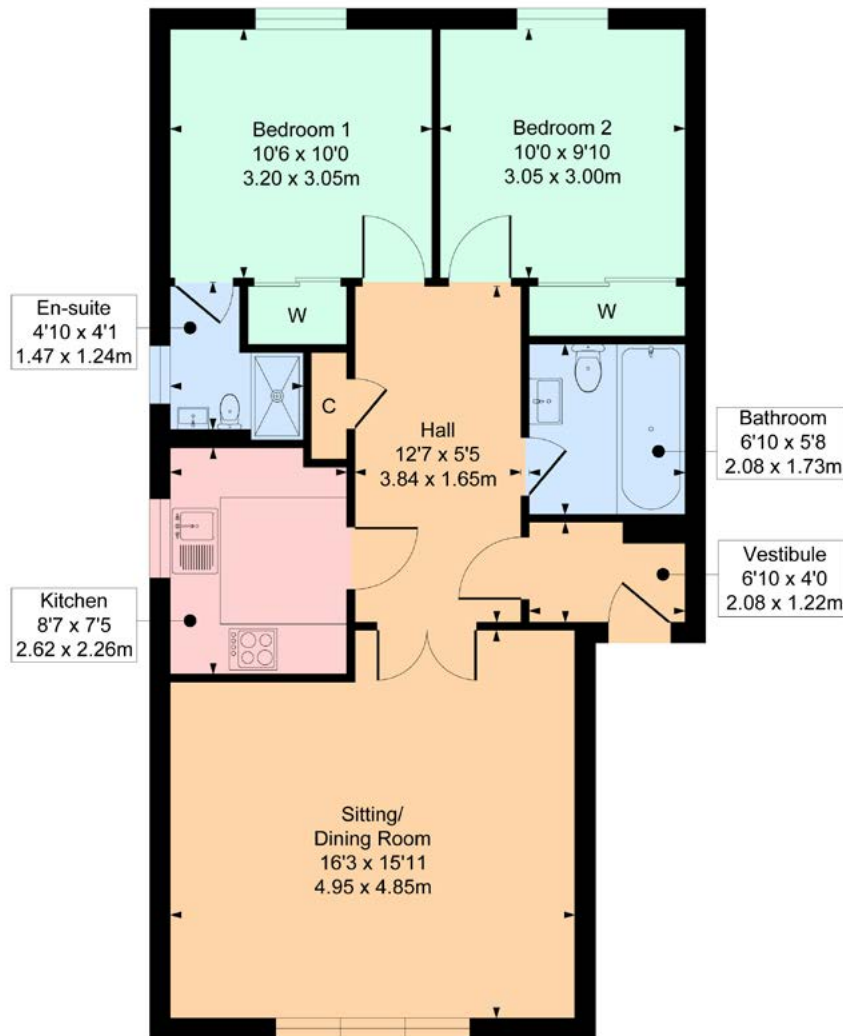




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Approximate Gross Internal Area

751 sq ft - 69.77 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.

Viewing

By appointment through
Nicol Estate Agents
Clarkston

Outgoings

Glasgow City Council
Band D

Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band B

Agents Note:

Under the Estate Agents Act 1979, we write to advise that the seller is a connected person as defined by the Act.

Services

The property will be supplied by mains water, gas and electricity.

Local Authority

Glasgow City Council
City Chambers
Glasgow
G2 1DU
Tel: 0141 287 2000

Property Reference

CLA645